

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
AUSTIN DIVISION**

**IN RE:**

**WC BRAKER PORTFOLIO, LLC,**

**DEBTOR.<sup>1</sup>**

**CHAPTER 11**

**CASE NO. 22-10293 (TMD)**

**NOTICE OF SUCCESSFUL AND NEXT-HIGHEST BIDDER  
WITH RESPECT TO THE AUCTION OF THE DEBTORS' ASSETS**

**PLEASE TAKE NOTICE** that, on December 21, 2022, the United States Bankruptcy Court for the Western District of Texas, Austin Division, (the “Court”) entered an order [Docket No. 251] (the “Bidding Procedures Order”):<sup>2</sup> (i) approving proposed bidding procedures (the “Bidding Procedures”) by which Dawn R. Ragan, the Court-appointed chapter 11 trustee (the “Chapter 11 Trustee”) for the above-captioned debtor (the “Debtor”), was to solicit and select the highest or otherwise best offer for the sale of Debtor’s assets (the “Property”); (ii) establishing procedures for the assumption and assignment of executory contracts and unexpired leases, including notice of proposed cure amounts (the “Assumption and Assignment Procedures”); (iii) approving the procedures governing the Chapter 11 Trustee’s selection of a stalking horse bidder (the “Stalking Horse Bidder”); (iv) scheduling (a) a date for an auction if the Chapter 11 Trustee receives one or more timely and acceptable Qualified Bids (the “Auction”) and (b) a final hearing (the “Sale Hearing”) to approve one or more Sale transactions; (v) approving the form and manner of notices; and (vi) granting related relief.

**PLEASE TAKE FURTHER NOTICE** that, on February 14, 2023, at 2:00 p.m. (prevailing Central Time), pursuant to the Bidding Procedures Order, the Chapter 11 Trustee conducted the Auction with respect to the Property.

**PLEASE TAKE FURTHER NOTICE** that, at the conclusion of the Auction, the Chapter 11 Trustee, in consultation with her professionals, selected Braker Metric Business Parks, LLC as the Successful Bidder and ATX Braker SR, LLC (the Stalking Horse Bidder) as the Next-Highest Bidder with respect to the Property.

**PLEASE TAKE FURTHER NOTICE** that the **Sale Hearing** to consider approval of the Sale of Debtor’s Property, and assignment of Assigned Contracts (as defined in the Stalking Horse Agreement) to the Successful Bidder and Next-Highest Bidder, free and clear of all liens, claims, interests, and encumbrances in accordance with Bankruptcy Code section 363(f), will be

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<sup>1</sup> The last four digits of the Debtor’s federal employer identification number are 2115. The Debtor’s address is 814 Lavaca Street, Austin, Texas 78701.

<sup>2</sup> Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Bidding Procedures Order.

held before the Honorable H. Christopher Mott of the United States Bankruptcy Court for the Western District of Texas, Austin Division, at the Homer J. Thornberry Federal Judicial Building, Courtroom 2, 903 San Jacinto Blvd., Austin, TX 78701 on February 23, 2023, at 10:00 a.m. (Central Time). The Sale Hearing may be adjourned from time to time without further notice to creditors or other parties in interest other than by announcement of the adjournment in open court or by notice filed on the docket in this Case.

**PLEASE TAKE FURTHER NOTICE** that any objections (a) to the manner in which the Auction was conducted, (b) to the identity of the Successful Bidder or Next-Highest Bidder, other than the Stalking Horse Bidder, and/or (c) based on the ability of the Successful Bidder or Next-Highest Bidder, other than the Stalking Horse Bidder, to provide adequate assurance of future performance to counterparties to executory contracts and unexpired leases contemplated to be assumed and assigned to the Successful Bidder or Next-Highest Bidder, must be filed with the Court no later than **February 21, 2023 at 4:00 p.m. (Central Time)**; *provided*, that the deadline for any party who did not receive an Assumption Notice prior to the date that is seven (7) days before the Sale Hearing to assert a Contract Objection shall be seven (7) days after the later of (i) the date of service of such Assumption Notice and (ii) the Post-Auction Notice. Attached as Exhibit 1 to the notices previously filed with the Court [Docket Nos. 253 and 281] is a list of the executory contracts and leases proposed to be assumed and assigned to the Successful Bidder and/or Next-Highest Bidder (the “Available Contracts List”).

**PLEASE TAKE FURTHER NOTICE** that, at the Sale Hearing, the Chapter 11 Trustee will seek Court approval of the Successful Bid and the Next-Highest Bid, and the assumption and assignment of Assumed Contracts to the Successful Bidder and/or Next-Highest Bidder (as applicable). Unless the Court orders otherwise, the Sale Hearing shall be an evidentiary hearing on matters relating to the Sale and there will be no further bidding at the Sale Hearing. In the event that the Successful Bidder cannot or refuses to consummate the Sale because of the breach or failure on the part of the Successful Bidder, the Next-Highest Bidder will be deemed the new Successful Bidder and the Chapter 11 Trustee shall be authorized, but not required, to close with the Next-Highest Bidder on the Next-Highest Bid (which Bid shall be calculated in accordance with the terms of the Bid Procedures) without further order of the Bankruptcy Court.

**PLEASE TAKE FURTHER NOTICE** that this Notice is subject to the terms and conditions of the Motion, the Bidding Procedures and the Bidding Procedures Order, with such Bidding Procedures Order controlling in the event of any conflict, and the Chapter 11 Trustee encourages parties in interest to review such documents in their entirety. Parties with questions regarding this Notice should contact the Chapter 11 Trustee’s counsel at Kelly Hart & Hallman LLP, 201 Main Street, Suite 2500, Fort Worth, TX 76102, Attn: Nancy Ribaud (email: [nancy.ribaud@kellyhart.com](mailto:nancy.ribaud@kellyhart.com)).

Dated: February 16, 2023

Respectfully Submitted,

/s/ Nancy Ribaud

Michael McConnell

Texas Bar No. 13447300

Nancy Ribaud

Texas Bar No. 24026066

KELLY HART & HALLMAN LLP

201 Main Street, Suite 2500

Fort Worth, Texas 76102

Telephone: (817) 332-2500

Facsimile: (817) 878-9777

Email: nancy.ribaud@kellyhart.com

***Counsel for Dawn Ragan, Chapter 11 Trustee***

**CERTIFICATE OF SERVICE**

I hereby certify that on February 16, 2022, a true and correct copy of the foregoing document was electronically filed with the Court and served through the CM-ECF system to all counsel of record registered to receive a Notice of Electronic Filing for this case and via first class mail or via CM-ECF as indicated to the parties listed below and on the attached list.

VIA CM-ECF:

**DEBTOR'S COUNSEL**

Todd Brice Headden [theaden@haywardfirm.com](mailto:theaden@haywardfirm.com)

Ron Satija [rjatija@haywardfirm.com](mailto:rjatija@haywardfirm.com)

**ATX BRAKER SR, LLC'S COUNSEL**

Elizabeth Boydston [lboydston@polsinelli.com](mailto:lboydston@polsinelli.com)

Keith R. Martorana [KMartorana@gibsondunn.com](mailto:KMartorana@gibsondunn.com)

Matthew G. Bouslog [MBouslog@gibsondunn.com](mailto:MBouslog@gibsondunn.com)

**UNITED STATES TRUSTEE**

John C. Roy [casey.roy@usdoj.gov](mailto:casey.roy@usdoj.gov)

**ADDITIONAL ECF PARTIES**

Stephen J. Humeniuk, Counsel for Airship Syndicate Entertainment, Inc.

[stephen.humeniuk@lockelord.com](mailto:stephen.humeniuk@lockelord.com)

Stephen Lemmon, Counsel for Alliance Transportation Group, Inc. [Lemmon lemon@slollp.com](mailto:Lemmon lemon@slollp.com),

Seth E. Meisel, Counsel for Caffrey & Company, LLC [smeisel@dbcllp.com](mailto:smeisel@dbcllp.com),

Kimberly A. Walsh, Counsel for Texas Comptroller of Public Accounts, Revenue Accounting Division [bk-kwalsh@oag.texas.gov](mailto:bk-kwalsh@oag.texas.gov)

Richard Grant, Counsel for Seth Kretzer [rgrant@cm.law](mailto:rgrant@cm.law)

Lynnette Warman, Counsel for Seth Kretzer [lwarman@cm.law](mailto:lwarman@cm.law)

Jason A. Starks, Counsel for Travis County, [bkecf@traviscountytexas.gov](mailto:bkecf@traviscountytexas.gov)

Ivo Keller, Counsel for Owlchemistry Labs, Inc. [ivo@sslawfirm.com](mailto:ivo@sslawfirm.com)

John Patrick Lowe, [pat.lowe.law@gmail.com](mailto:pat.lowe.law@gmail.com)

Brian Talbot Cumings, [bcumings@gdham.com](mailto:bcumings@gdham.com)

Michael Deitch, Counsel for Endeavor Real Estate Group, Ltd. [mike@deitchlaw.com](mailto:mike@deitchlaw.com)

/s/ Nancy Ribaud

Nancy Ribaud

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Full WC Braker Matrix & Tenant  
Case No. 22-10293  
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WC Braker Portfolio, LLC  
814 Lavaca St.  
Austin, TX 78701-2316

United States Trustee  
903 San Jacinto, #230  
Austin, TX 78701-2450

Astound  
100 Baltimore Drive  
Wilkes-Barre PA 18702

Airship Syndicate Entertainment, Inc.  
Attn: Ryan Stefanelli, President  
3310 W Braker Lane, Suite 300-553  
Austin, TX 78758

Aptara Inc.  
11009 Metric Blvd. J. Suite 150  
Austin, TX 78758

Arrow Electronics, Inc.  
11500 Metric Boulevard, Suite 300  
Austin, Texas 78758

Action Behavior Centers, LLC  
2100 Kramer Lane, Ste. 150  
Austin, TX 78758

ADT Security Services, Inc.  
1817 W. Braker Ln., F-300-F-400  
Austin, TX 78758

Aptara Inc.  
2901 Telestar Ct., Ste. 522  
Falls Church, VA 22042

Atkins North America, Inc.  
4030 West Boy Scout Boulevard, Suite 700  
Tampa, Florida 33607  
Attn: General Counsel and Chief Financial Officer

Atkins North America, Inc.  
City Plaza  
445 North Blvd., Ste. 805  
Baton Rouge, LA 70802

Arrow Electronics, Inc.  
5201 Tennyson Pkwy., Ste. 200  
Plano, TX 75024

Braun Intertec Corporation  
fka W&M Environmental Group LLC  
1101 Hampshire Ave.  
Minneapolis, MN 55438

Caffrey & Company, LLC  
2100 Kramer Avenue, Suite 100  
Austin, TX 78758  
Attn: Chris Caffrey

CallFire Inc.  
1410 2<sup>nd</sup> St., Ste. 200  
Santa Monica, CA 90401

CallFire Inc.  
1901 Kramer Lane  
Building D, Suite 100  
Austin, TX 78758

Double Line, Inc.  
Stutzman, Bromberg, Esserman & Plifka, PC  
2323 Bryan Street, Suite 2200  
Dallas, Texas 75201-2689  
Attn: Shannon Stapp, Esq.

George P. Johnson Company  
11109 Metric Boulevard, Suite 130  
Austin, Texas 78758  
Attn: Jennifer Shifman, VP and General Manager

Clarus Vision, LLC  
1826 Kramer Lane, Ste. G  
Austin, TX 78758

Central Security Group Inc.  
2448 E. 81<sup>st</sup> St., 43<sup>rd</sup> Floor  
Tulsa, OK 74137

City of Austin  
P.O. Box 2267  
Austin, TX 78783-2267

David C. Simmons  
1910 West Braker Ln., Ste. 400  
Austin, TX 78758

Davila General Contractors LLC  
2100 Kramer Lane, Suite 900  
Austin, TX 78758

ADT Security Services, Inc.  
1035 North 3rd Street, Suite 101  
Lawrence, KS 66044  
Attn: Real Estate Dept.

Endeavor Real Estate Group  
c/o Michael Deitch  
Mary Lopez Dale  
The Deitch Law Offices  
800 Rio Grande  
Austin, TX 78701

eOne Integrated Business Solutions, LLC  
2632 47<sup>th</sup> St. S, Suite 111  
Fargo, ND 58104

Excel Fitness Holdings Inc.  
dba Planet Fitness  
1901 W. Braker Ln., Ste. D-400  
Austin, TX 78758

George P. Johnson Company  
3600 Giddings Rd.  
Auburn Hills, MI 48326

Grande Communication  
P.O. Box 679367  
Dallas, TX 75267

Gursel, LLC  
Attn: Gursel J. Shabani  
11701 Hidden Quail Dr.  
Austin, TX 78758

Howmedica Osteonics Corp.  
dba Stryker Orthopaedics  
c/o Jeremy S. Piccini LLP  
Bertone Piccini LLP  
777 Terrace Avenue, Suite 201  
Hasbrouck Heights, NJ 07604

HGR Industrial Surplus, Inc.  
20001 Euclid Ave.  
Euclid, OH 44170

Halal Brothers, LLC  
1910 W. Braker Ln., Ste. 800  
Austin, TX 78758

Honor Technology, Inc.  
2600 Lake Lucien Drive, Suite 180  
Maitland, Florida 32751

Honor Technology, Inc.  
Kareem Hajjar  
3144 Bee Caves Road  
Austin, Texas 78746

Howmedica Osteonics Corp.  
dba Stryker Orthopedics  
Stryker Orthopaedics  
325 Corporate Drive  
Mahawah, NJ 07430  
Attn: Sales/Finance

Image API, Inc.  
2100 Kramer Ln., Ste. 700  
Austin, TX 78758

Image API, Inc.  
1817 Braker Lane, Suite 330  
Austin, Texas 78758  
Attn: Kristy Davis

Howard E. Schreiber  
c/o Hunton Andrews Kurth LLP  
1445 Ross Ave., Ste. 3700  
Dallas, TX 75202

Howmedica Osteonics Corp  
dba Stryker Orthopaedics  
11500 Metric Blvd., Ste. 495  
Austin, TX 78758

Inoca Holdco II, LLC  
FCS Fox Commercial Services LLC  
P.O. Box 19047  
Austin, TX 78760

Kibo Software, Inc.  
104 Decker Ct., #110  
Irving, TX 76052

Kibo Software, Inc.  
1817 Kramer Lane  
Building F, Suite 200  
Austin, TX 78758

J. Wales Enterprises, LLC  
4809 Century Dr.  
Fort Worth, TX 76140

JPMorgan Chase Bank, N.A.  
Attn: Jennifer Lewin  
383 Madison Avenue  
New York, NY 10179

Kroem Lanh/Central Donut  
1910 West Braker Lane  
Austin, TX 78758

Integra LifeSciences Holdings Corporation  
1100 Campus Road  
Princeton, New Jersey 08540

United Technologies Corporation  
400 Main Street  
East Hartford, CT 06108

Kinetics Systems, Inc.  
3083 Independence Dr.  
Livermore, CA 94551

Lone Star Capital Bank, NA  
1910 W. Braker Lane  
Bldg. 3, Ste. 100  
Austin, TX 78758

Lee Structured Cabling Inc.  
3007 Longhorn Blvd., Ste. 109  
Austin, TX 78758

Lite-On, Inc.  
1826 Kramer Lane  
Bldg. A, Ste. D  
Austin, TX 78758

Motoza LLC  
2100 Kramer Ln., Ste. 750  
Austin, TX 78758

MCRT Gulf Coast  
Southwest Construction LLC  
5910 N. Central Expy., Ste. 1100  
Dallas, TX 75206

Merch Revolution LLC  
dba Haute Rock Creative  
1501 E. New Hope Drive  
Cedar Park, Texas 78641-5100  
Attn: Melissa Callaway

Merch Revolution LLC  
Attn: Jeffrey Haynes  
1502 El Cielo  
Leander, TX 78641

MedInc of Texas, L.P.  
11500 Metric Blvd., Ste. 320  
Austin, TX 78758  
Attn: Bryan Osterhaus

ONLINEMEDED LLC  
Slade Cutter, Wittliff | Cutter | Austin, PLLC  
1803 West Avenue  
Austin, TX 78701

Owlchemy Labs Inc.  
c/o Google LLC  
1600 Amphitheatre Pkwy  
Mountain View, CA 94043  
Attn: Neela M. Morrison

Potts Automotive  
1401 Power Ln.  
Cedar Park, TX 78613-7270

PJS of Texas, Inc.  
Attn: Andy Perez, Acct. Mgr.  
1304 W. Oltorf Street  
Austin, TX 78704

Prismnet Ltd.  
Attn: Jody Badum  
8127 Mesa Dr., B206-113 .  
Austin, TX 78759

Raymond Construction Co., Inc.  
3100 Research Dr., Ste. 100  
Richardson, TX 75082

B4 Pizza, LLC  
Rainbow Pizza LLC  
d/b/a Domino's Pizza  
175 W Southwest Parkway, Suite C  
Lewisville, TX 75067  
Attn: Mason Burnham

B4 Pizza, LLC  
Rainbow Pizza LLC  
d/b/a Domino's Pizza  
1910 West Braker Lane, Suite 500  
Austin, Texas 78758

Smith & Nephew, Inc.  
150 Minuteman Rd.  
Andover, MA 01810  
Attn: Chief Legal & Compliance Officer

Spectrum Business  
P.O. Box 60074  
City of Industry, CA 91716-0074

Smith & Nephew Inc.  
11101 Metric Blvd., Ste. I-100-I-200  
Austin, TX 78758

Texas Gas Service  
P.O. Box 219913  
Kansas City MO 64121-9913

Subway Real Estate Corp.  
325 Bic Drive  
Milford, CT 06461

The Terminix Int'l Company LP  
1826 Kramer  
Bldg., A, Ste. F  
Austin, TX 78758

United Technologies Realty, Inc.  
One Carrier Place  
Farmington, CT 06034  
Attn: Manage, R.E.

Virtuix Inc.  
1826 Kramer Ln., Ste. H  
Austin, TX 78758

United Technologies Corp.  
Pratt & Whitney Division  
1909 W. Braker Lane  
Bldg. E, Ste. 300  
Austin, TX 78758

WCRE Management, LLC  
814 Lavaca St.  
Austin, TX 78701

Waste Connections  
Lone Star Inc.  
P.O. Box 742695  
Cincinnati, OH 45274-2695

Xoriant Corporation  
2522 Chambers Road, Ste. 100  
Tustin, CA 92780

Raymond Construction Co., Inc.  
2100 Kramer Lane, Suite 980  
Austin, TX 78758

ATX Braker  
c/o Mitchell A. Karlan  
Gibson, Dunn & Crutcher LLP  
200 Park Avenue  
New York, NY 10166-0193

ATX Braker  
c/o Jesse Shapiro  
Gibson, Dunn & Crutcher LLP  
333 South Grand Avenue  
Los Angeles, CA 90071

ATX Braker  
c/o Stephen P. McKitt  
Polsinelli PC  
2950 N. Harwood St., Suite 2100  
Dallas, TX 75201

Office of the Attorney General Bankruptcy  
& Collections Division  
PO Box 12548, M-008  
Austin, TX 78711

Travis County Tax Office  
P.O. Box 1748  
Austin, TX 78767

Travis Central Appraisal District  
P.O. Box 149012  
Austin, TX 78714-9012

Internal Revenue Service  
Centralized Insolvency Office  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Travis County  
c/o Jason A. Starks  
Travis County Attorney's Office  
P.O. Box 1748  
Austin, TX 78767

David Simmons  
c/o JP Morgan Chase Bank, N.A.  
383 Madison Avenue  
New York, New York 10179  
Attn: Thomas Nicholas Cassino

Austin Tenant Advisors  
c/o Nathan K. Smith  
Austin Tenant Advisors  
9303 San Lucas Rd.  
Austin, TX 78737

Cushman & Wakefield  
Attn: Ted Doucet, CCIM  
405 Colorado Street, Suite 2300  
Austin, TX 78701

Owlchemy Labs Inc.  
8920 Business Park Dr., Ste. 110  
Austin, TX 78759

**Additional Creditors/Interested Parties:**

Ahern Austin  
3621 Silver Dollar Cir  
Austin, TX 78744-2320

Ahern Rentals, Inc.  
c/o Matias Eduardo Garcia  
Barnett & Garcia, PLLC  
3821 Juniper Trace, Suite 108  
Austin, TX 78738

Ahern Rentals, Inc.  
8350 Eastgate Road  
Henderson, Nevada 89015

Andres Ventura  
c/o Walter w. Cardwell, IV, Esq.  
Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

Austin Tenant Advisors  
c/o Nathan Smith  
9303 San Lucas Road  
Austin, TX 78737

Commercial Flooring Systems, Inc.  
5341 Industrial Oaks Blvd.  
Austin, TX 78735

Commercial Flooring Systems, Inc.  
c/o Sheldon Richie  
Richie & Gueringer, P.C.  
100 Congress Avenue, Suite 1750  
Austin, TX 78701

Cushman & Wakefield  
405 Colorado St., Suite 2300  
Austin, TX 78701

D.H. Allen  
8868 Research Blvd. Suite 307  
Austin, TX 78758

D.H. Allen  
c/o Mark Hawkins  
Armbrust & Brown PLLC  
100 Congress Ave., Suite 1300  
Austin TX 78701

Double Line Inc.  
1410 2nd St, Suite 200  
Dallas TX 75201

Empire Roofing Companies, Inc.  
16311 Central Commerce Dr.  
Pflugerville, TX 78660

eOne Integrated Business Solutions, LLC  
1826 Kramer Lane, Bldg. A, Suite E  
Austin, TX 78758

Fox Industries, LLC  
1106 Smith Road  
Austin, TX 78721  
Attn: Ben Milam

Jacob Armendariz, individually and  
dba West Texas Stone Solutions  
5206 Orsini Bluffs  
Round Rock, TX 78865

Julie Clark & Associates  
1700 West Avenue  
Austin, TX 78701

Kroem Lanh/Central Donut  
910 West Braker Lane  
Suite 70  
Austin, TX 78758

M&M Manufacturing Company  
8301 Springdale Rd. #800  
Austin, TX 78724



Natin Paul  
814 Lavaca St  
Austin, TX 78701

World Class Property Company, LLC  
WCRE Management LLC  
World Class Holdings  
814 Lavaca St  
Austin, TX 78701

Xoriant Corporation  
Attn: Legal Dept.  
1248 Reamwood Avenue  
Sunnyvale, CA 94089

**VIA ECF:**

**Via ECF:**

Office of the US Trustee  
J. Casey Roy  
903 San Jacinto, Ste. 230  
Austin, TX 78701  
Casey.roy@usdoj.gov  
ustpreion07.au.ecf@usdoj.gov

**Via ECF:**

Texas Comptroller of Public Accounts  
Kimberly A. Walsh  
Asst. AG, Bankr. & Coll Div MC008  
P.O. Box 12548  
Austin, TX 78711-2548

**Via ECF:**

Alliance Transportation Group, Inc. c/o  
Stephen W. Lemmon  
Streusand Landon Ozburn & Lemmon LLP  
1801 S. Mopac Expwy., Suite 320  
Austin, TX 78746

**Via ECF:**

WC Braker Portfolio, LLC  
Todd Brice Headen  
Hayward PLLC  
901 Mopac Expressway South  
Building 1, Suite 300  
Austin, TX 78746-5776

**Via ECF:**

Caffrey & Company LLC  
c/o Seth E Meisel  
DuBois Bryant & Campbell  
303 Colorado St #2300  
Austin, TX 78701-0021

**Via ECF:**

Seth Kretzer  
c/o Lynnette Warman  
Richard Grant  
Culhane Meadows PLLC  
13101 Preston Rd., Suite 110-1593  
Dallas, TX 75240

**Via ECF:**

Airship Syndicate Entertainment, Inc.  
Attn: Stephen J. Humeniuk  
Locke Lord LLP  
600 Congress Ave., Ste. 2200  
Austin, TX 78701

**Via ECF:**

ATX Braker  
Matthew G. Bouslog  
Gibson, Dunn & Crutcher LLP  
3161 Michelson Drive  
Irvine, CA 92612-4412

**Via ECF:**

ATX Braker  
Elizabeth Boydston  
Steven McKitt  
Polsinelli PC  
2950 N. Harwood St., Ste. 2100  
Dallas, TX 75201

**Via ECF;**

Keith R. Martorana  
Mitchell Karlan  
Gibson, Dunn & Crutcher, LLP  
200 Part Avenue  
New York, NY 10166

**Via ECF:**

Jason A. Starks  
c/o Travis County Attorney's Office  
Assistant County Attorney  
P.O. Box 1748  
Austin, TX 78767

**Via ECF**

Owlchemy Labs, Inc.  
c/o Ivo Keller, Esq.  
SSL Law Firm LLP  
505 Montgomery St., Ste. 620  
San Francisco, CA 94111